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**11 Headleigh Road, Newquay TR7 2HJ**

**£325,000**

JUST A SHORT STROLL FROM THE TOWN AND SEVERAL BEAUTIFUL BEACHES, THIS ATTRACTIVE TWO DOUBLE-BEDROOM BUNGALOW HAS BEEN FULLY REFURBISHED THROUGHOUT. IT FEATURES A STUDIO, THREE SHEDS, AND A LOVELY GARDEN, AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Bungalow - Semi Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

**FEATURES:**

- GORGEOUS TWO DOUBLE BEDROOM BUNGALOW
- RECENTLY COMPLETELY REDURBISHED TO THE HIGHEST STANDARD
- STUDIO AND THREE SHEDS
- WELL ESTABLISHED TIERED GARDEN
- NEW KITCHEN AND BATHROOM
- RE-WIRED AND RE-PLUMBED
- NEW WINDOWS AND DOORS THROUGHOUT
- NO ONWARD CHAIN
- FULL OF CHARACTER AND ORIGINAL FEATURES
- EPC TO FOLLOW

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#### DESCRIPTION:

Welcome to Number Eleven Headleigh Road, a beautifully presented two double bedroom bungalow that has been recently renovated and refurbished to a high standard throughout.

Ideally located on Headleigh Road, the property is just a short distance from the town centre, stunning local beaches, and the scenic Trenance Valley. Its prime position also places Trenance Park, The Heron Tennis Club, the Boating Lake, well-regarded schools, and a range of local amenities all within easy reach making it an excellent choice for both convenient everyday living and enjoying everything the area has to offer.

A newly added entrance porch leads into a welcoming hallway that provides access to all rooms. To the left, the lounge enjoys a front-facing window and has been finished to a gorgeous standard, complete with original flooring that adds warmth and character, creating a cosy retreat to unwind at the end of the day.

On the opposite side of the hallway, the main bedroom offers generous built-in storage and an attractive outlook to the front. To the rear, the second double bedroom is equally impressive, featuring beautiful décor and a door opening directly onto a charming courtyard, perfect for enjoying a morning coffee.

The recently replaced kitchen has been thoughtfully designed with a great range of stylish units and elegant finishes, enhancing the overall sense of luxury. An attractive feature of glass bricks adds both character and natural light to the space, and there is also room for a dining table, making it a sociable and practical area. There is space for a fridge and freezer, along with a built-in oven and electric hob. From here, there's direct access to the side courtyard style garden.

Completing the interior, the newly fitted bathroom is finished to a superb standard and includes a bath with shower over. Within the bathroom, a useful utility area houses both a washing machine and tumble dryer. This home has benefitted from a comprehensive range of upgrades and improvements, including the new porch, kitchen, bathroom, décor throughout, combination boiler, as well as new windows and doors, ensuring it's turn-key ready.

Externally, the front garden is mainly laid to lawn, complemented by a delightful seating area outside the main bedroom. To the side, a wide space provides the perfect setting for potted plants. The main rear garden is a true highlight—sunny, pretty, and well established, ideal for keen gardeners or those who simply enjoy spending time outdoors. Designed to make the most of sunshine throughout the day, it also features three garden sheds, a greenhouse, and a versatile studio currently used as a potting shed, which would equally suit a work-from-home space.

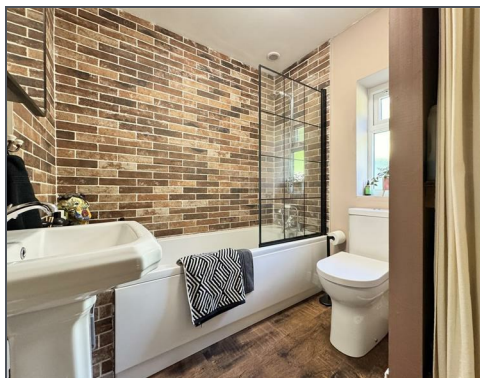
In summary, properties of this quality are rare, beautifully presented both inside and out, and finished to an exceptional standard throughout. Offered with no onward chain.

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Lounge  
3.71m x 3.56m (12'2 x 11'8)

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Kitchen  
3.07m x 3.05m (10'1 x 10'0)

.

Bedroom 1  
3.63m x 2.92m (11'11 x 9'7)

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Bedroom 2  
3.10m x 2.79m (10'2 x 9'2)

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Bathroom  
2.26m x 2.06m (7'5 x 6'9)

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Studio  
3.40m x 1.57m (11'2 x 5'2)

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#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs		70	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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